

City of San José, California

CITY COUNCIL POLICY

TITLE CITY-INITIATED PLANNED DEVELOPMENT ZONING	PAGE 1 of 1	POLICY NUMBER 6-13
	EFFECTIVE DATE 3/16/1982	REVISED DATE
APPROVED BY		

BACKGROUND

For some time the City Council and the Planning Commission have desired more effective yet flexible control of development. Regulating development in accordance with the General Plan is sometimes made difficult by the relatively poor match between the zones established by the Zoning Code and the land use/density designations of the General Plan.

Planned development zoning is the most flexible zoning tool available to the City. It allows for a zone "tailor-made" to a specific situation. It affords the City Council as much control as it desires, while at the same time allowing the developers as much flexibility as the City Council deems appropriate.

Once Planned Development zoning had been adopted for a specific area or property, any new development project would be subject to a Planned Development Permit, which does not require a City Council hearing. This would save processing time since major issues related to allowable uses and development standards would be resolved by the PD zone, and any person wishing to develop in that area could proceed directly to the permit stage, thereby securing a speedier approval of a project.

PURPOSE

The purpose of this Council Policy is to limit the initial use of the City-initiated Planned Development Zoning Ordinance to three specific areas.

POLICY STATEMENT

The initial use of Ordinance 20906 covering City-initiated Planned Development Zoning is limited to the following three areas:

1. The downtown area
2. The Meridian Avenue Main Branch Post Office site
3. The Water Pollution Control Plant lease lands.

If the Council, the Administration, or the Planning Commission wishes to propose a more extended use of this Zoning Code change, they are to make such proposals during the General Plan Review process.